

# PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING

## LAND FOR INDUSTRY RECOMMENDED

A report recommending that the city of Chicago provide land for industry at prices which are competitive with the surrounding area was announced by Mayor Richard J. Daley on June 25.

The report, *Industrial Movements and Expansions, 1947-1957, City of Chicago and Metropolitan Area*, was presented to the Mayor by Commissioner Ira J. Bach.

"The city needs more readily available industrial land at lower prices, to maintain and improve its economic base," Bach said. He recommended joint public and private action which would meet this need, to attract new and growing industries.

The study involved an analysis of industrial movement and expansion of manufacturing firms in the Chicago area between 1947 and 1957.

The report indicated a considerable industrial growth for the Chicago area over the eleven-year period.

Major findings of the study were:

1. In Chicago, 552 new establishments were added: 291 new organizations, 217 branches of firms already operating elsewhere in the city, and 44 firms which relocated from outside the city.

2. In 824 cases, establishments in Chicago expanded at their locations; 1,147 firms changed their locations but remained in the city.

3. Of the 591 establishments which left the city, only 37 relocated outside of the metropolitan area. A total of 475 relocated in suburban Cook County and 79 in the other five counties of the metropolitan area.

4. In addition to the 554 firms which moved from the city, the metropolitan area outside Chicago gained 809 units during the period. There were 485 new firms and 306 new branches of firms already in the area. There were also 643 expansions of establishments at their locations, 69 firms which moved from one location to another, and 33 firms which moved out of the metropolitan area.

A chief cause of industrial movements to outside the city, the report indicates, is the high costs of land needed for modern production techniques.

Many manufacturing firms require new plant facilities to keep up with technological progress within their industry. Unless the land needed for modern structures is available at a reasonable price in the city, the firm will seek a site elsewhere.

This movement may occur despite the city's locational advantages--labor supply, transportation facilities and commercial services such as banks and merchandising centers.

Another important reason for industrial movement is suburban population growth. Some industries will relocate to establish a closer relationship to the consumer market. Also, new population centers are sources of labor. Once industries locate near these new centers, they in turn attract skilled workers and technicians.

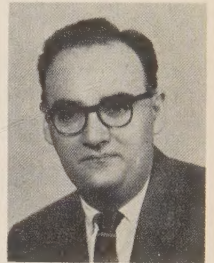
Only a small proportion of all establishments moved because of public projects, such as expressways and urban renewal. Another special case resulting in movement occurred with industries of declining national or regional importance. An example was apparel and textiles plants, many of which suspended operations during the period.

The report emphasized the importance of manufacturing in Chicago's economy. It provides employment for approximately one-third of the total labor force working in the city.

### ANNOUNCE ECONOMIC AND CULTURAL COMMITTEE OF 100 CIVIC LEADERS

Formation of a new Committee for Economic and Cultural Development was announced by Mayor Richard J. Daley in May. It will work with city agencies and civic groups in promoting expansion of commercial, industrial and cultural facilities in Chicago.

Paul N. Zimmerer, director of research for the Department of City Planning since 1957, was named executive director. David M. Kennedy, chairman of the board of the Continental Illinois National Bank is chairman of the committee.



Paul N. Zimmerer

The major purposes of the committee will be:

--To maintain and expand employment opportunities in Chicago.

--To work with city agencies in planning for the needs of industrial and commercial firms in the city.

--To establish a clearing house for information and research.

--To determine and prepare for the needed manpower and skilled personnel required by Chicago's industry.

--To evaluate Chicago's economic base and to recommend programs for a balanced economy.

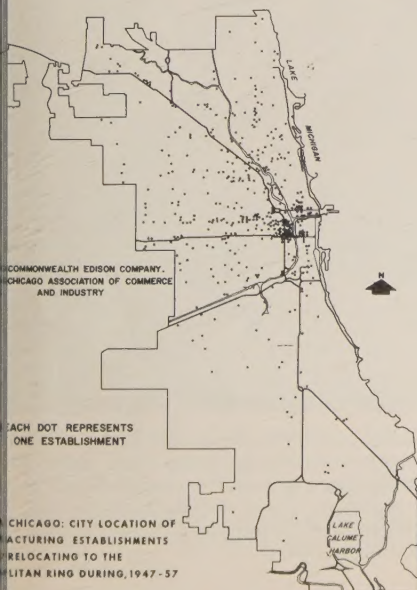
--To coordinate public or private developmental activities whenever requested or required for the benefit of the people of Chicago.

--To further the expansion of cultural activities in Chicago.

Staff members will be City of Chicago employees. Their activities will be directed by an executive committee.

Two citizens' advisory committees, for research and public relations, will work closely with the organization.

In announcing the committee, Mayor Daley cited the need for low-cost industrial land determined by the department's recent study of industrial movement and expansion.





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Manufacturing industries in Chicago pay relatively high wages, with a total annual payroll of about \$3 billion. This represents about one-third of the total income received by the residents of Chicago.

These industrial firms also produce more than \$5 billion in goods each year.

Changes in manufacturing activity would affect the extent and quality of public services provided by local government. Manufacturing now occupies almost one-fourth of the total developed land in the city. It constitutes a substantial share of property tax, the main source of local government revenues.

The economy of the City of Chicago is the focus of all economic activity in the metropolitan area. The development of the region will, therefore, be strongly influenced by changes in the city. This is especially true of industry in the metropolitan area, which depends heavily on primary manufacturing in Chicago.

The department's research division prepared the report, under the supervision of Paul N. Zimmerer, division director. It is the third completed report in a series of economic base studies being prepared by the department.

Information was compiled and analyzed to assist in preparing the revised General Plan of Chicago. The study was designed to answer two major planning questions:

--In what manner are shifts in manufacturing activity related to the present and future economic welfare of the community?

--What can be done to avoid adverse effects of expected changes, while still taking full advantage of planning opportunities which usually follow such changes?

#### W. NORBERT ENGLS APPOINTED PLAN COMMISSION VICE CHAIRMAN

W. Norbert Engles has been named by Mayor Richard J. Daley as vice chairman and member of the Chicago Plan Commission. The City Council approved his appointment on May 26.

Engles is president of the City Bank and Trust Company, 6300 S. Halsted St. He previously served with the U. S. Small Business Administration in Washington, D. C. He resides at 7300 S. South Shore Drive.

The former vice chairman John L. McCaffrey, was recently named commission chairman replacing Clair M. Roddewig, who resigned to become a member of the Board of Education.

## New HHFA Division to Meet Housing Need of Elderly

A Division of Housing for the Elderly was established under the Housing and Home Finance Agency by the federal government May 15.

The new office, under Administrator Sidney Spector, will coordinate and standardize all matters related to housing for the elderly.

It is estimated that only 4-million of the 16-million Americans over 62 years of age have adequate means to live independently in their retirement.

Michael Covert, assistant to Spector, announced at a news conference May 17, that an expanded public housing program for the needy elderly is one of the goals of the new division.

Covert acknowledged Chicago's leadership in providing public housing for the elderly. The city has started or completed 184 units. Another 1000 units will be completed by the end of 1963. The Department of City Planning cooperated with the Chicago Housing Authority in selecting and reviewing these sites.

The new division hopes to step up the direct loan program for housing for the elderly. The 1961 housing bill would make public agencies eligible for these loans. At the present time only private, non-profit organizations may apply.

Announcement of the new division came as Chicagoans honored the city's elderly residents during Senior Citizens Week, May 14 to 21, sponsored by the Mayor's Commission on Senior Citizens.

Mayor Richard J. Daley had proclaimed the observance. Its purpose was to recognize the contributions and needs of the city's 350,000 older persons.

#### CITY COUNCIL HONORS MISS WHITEHEAD

Miss Helen Whitehead, who retired in April 1961 after 40 years of service to the Chicago Plan Commission and the Department of City Planning, was honored by a resolution of the City Council on May 10.

The resolution recognized Miss Whitehead's "invaluable assistance to the staff and commission members, devotion to the improvement of the City of Chicago, and example of intelligent and loyal service."

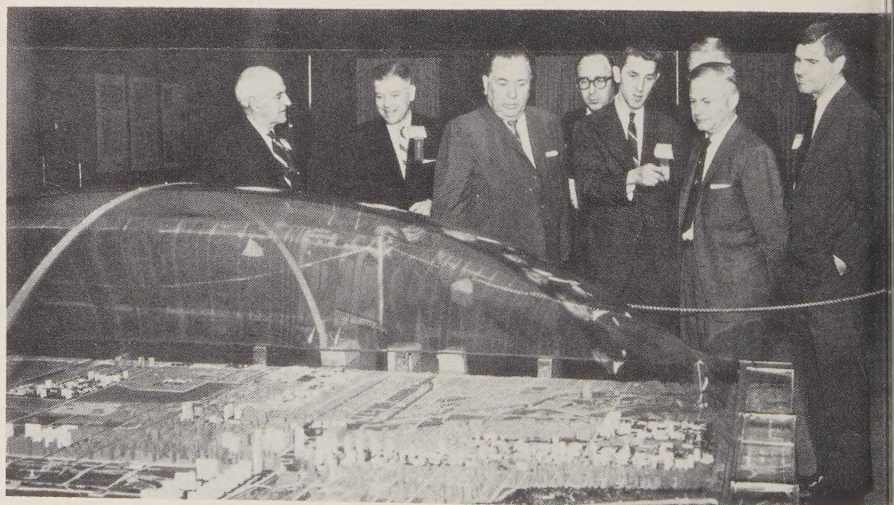
She joined the commission staff in 1921, and has served as secretary, receptionist, librarian and historian. Previously, she was active in social service work in Chicago, Pennsylvania and New York. She received a Bachelor of Philosophy degree from the University of Chicago in 1909.

Miss Whitehead resides at 1642 E. 56th St.

Among the Department of City Planning's contributions to the week were displays prepared by the general section at the Adventures in Living Exposition held during the week at McCormick Place.

Also on display was the model of the Development Plan for the Central Area of Chicago. These calls for 50,000 dwelling units for family sizes, ages and income levels including housing for the elderly.

Chicago civic, religious, fraternal and welfare groups participated in the four-day exposition. They exhibited arts and crafts, senior center recreational activities, health and welfare resources and programs on retirement planning.



Michael Covert, (second from right) deputy administrator of newly formed federal Division of Housing for the Elderly, was the guest of Mayor Richard J. Daley (center) at the recent Senior Citizens exposition. Department staff member Jon Phillips describes Central Area Plan model. Others in picture (left to right) Fred K. Hoehler, executive director of Mayor's Commission for Senior Citizens; Carl Liechty, a director of the exposition; Paul F. Gorby (behind Covert), chairman of Senior Citizens Week and Harry M. Oliver (far right), chairman of the Mayor's commission.



## Renewal, Improvement Projects To Be Completed in 1960's

If we were to leave Chicago today and return in 1970, what would the city look like?

Nine years is a short period of time to a city planner. The department is now preparing a revised General Plan of Chicago, which will outline future development of each neighborhood in the city over 20- and 50-year periods.

We do know that even by 1970 Chicago will be a much different city than what it is today. In four short years by 1965, new construction is scheduled for completion in all of the Chicago Land Clearance Commission projects now on the books, covering 1,000 acres.

Rehabilitation and spot clearance are planned over the next five years by the Community Conservation Board's projects in Park-Kenwood, Near West Side, Lincoln Park and South Loop-O'Keeffe areas.

By 1963, the Chicago Housing Authority will have about 11,000 additional apartments completed. This will provide low-rent housing for the elderly, with specially designed units in small, scattered sites.

In three years, the Community Development Program will be completed in effect. It will provide a meaningful guide for the selection of additional renewal projects.

President Kennedy's 1961 Housing Act contains provisions which would increase the speed and effectiveness of Chicago's renewal program. (See 1961 issue of *Plans and Progress*.)

In view of the accomplishments to date and the growing recognition of urban problems on a national scale, it appears highly possible that the problem of physical blight, as we know it today, may be very nearly solved by 1970.

We will see other major improvements by the end of the decade. The new expressway program will be completed by 1965, when the Southwest Expressway opens. The Northwest and Southwest Expressways will contain median strip transit lines, and the Southwest Expressway will have express bus lanes.

Chicago's new Civic Center is scheduled for completion by 1964, and new buildings of the Federal Center by 1967. New consolidated terminal facilities for railroads in the south of Loop area should be constructed by 1970.

By 1964, the first stage of the University of Illinois Chicago campus will be in operation.

Private construction within the decade will produce even more spectacular changes. We can expect near-downtown housing, such as in a City, and extensive new commercial construction.

This month's Commissioner's Column consists of excerpts from a May 11 address by Commissioner Bach at the "Renewing Chicago in the Sixties" series, sponsored by the University of Chicago and the Metropolitan Center for Neighborhood Renewal. His subject was "What Lies Ahead for the Inner City."

What about the longer-range view, over the next 50 years? This is the period the department is considering in preparing the General Plan, scheduled for completion in 1963.

One basic step in formulating the plan is to assess national trends which will affect Chicago. Among the major developments in the United States over the next 50 years will be a vastly increased metropolitan population, a rising average educational level, a growing economy, higher real income, more leisure time, continued upward social mobility, and assimilation of minority groups.

What are some of the goals we could hope to achieve in Chicago by the year 2010, in the light of these national trends?

First, some population growth in Chicago, although at a much slower rate than in areas which are now vacant. A reduction in the amount of land devoted to street in redevelopment projects would make it possible to increase residential densities.

Second, an expanded rapid transit system, integrated with commuter line service. Rail freight lines would be maintained, and air transport facilities for freight and passengers would be extended.

Third, expanded industrial areas, as a primary means of improving the city's economic base. A higher proportion of industrial land would be devoted to research and service establishments.

Fourth, increased recreation space and cultural facilities in Chicago. A series of islands would extend along the lake shore, and various parts of the city would be linked by park malls.

To accomplish the goals of the General Plan, Chicago will need public and private investment, an effective use of public controls and the elimination of social inequities.

Most of all, carrying out the General Plan will require responsible, positive citizen participation.

This is the only acceptable means of planning the city's development. But if the future of Chicago is to bring order, beauty and justice, the efforts of each local organization must relate to the best interests of the total community.

Ira J. Bach

## PLANNERS DISCUSS TRENDS AT 1961 SPRING CONFERENCE

The impact of transportation, communications, and building techniques on urban life was discussed at the 1961 spring conference of the American Institute of Planners, Western Great Lakes Chapter, held on May 18 and 19 at Allerton Park, near Monticello, Illinois.

Roger D. Katz, assistant professor of City Planning at the University of Illinois, acted as conference chairman.

The "ground-effect machine," a new airborne vehicle that travels a few feet above ground or water on an air cushion, was described by Robert McCloy, Department of Aeronautical Engineering, University of Illinois.

Major John Peterson, U.S. Air Force, discussed the needs of the growing jet air traffic. He said that future jets will be more powerful than present aircraft, and therefore even noisier. But he did not rule out the eventual development of a still more powerful aircraft that would be less noisy.

J. Douglas Carroll Jr., Chicago Area Transportation Study, emphasized that realistic transportation planning must take into account the desires and demands of the traveling public.

Varying aspects of communications were discussed by Richard L. Meier, Mental Research Institute at the University of Michigan, and by George Gerbner, Institute of Communications Research at the University of Illinois.

The effects of automation on the labor force, industrial plants, and entire cities was the topic of a paper presented by Mary McLean, Chicago Department of City Planning.

Speakers on new building techniques were Marshall Erdman, builder of Frank Lloyd Wright Prefabricated Houses, Madison, Wisconsin; Ambrose Richardson, architect and campus planner, Champaign; and Robert Montgomery, School of Architecture at Washington University in St. Louis.

At the business meeting of the chapter, President Roger Creighton, Chicago Area Transportation Study, reported on the activities of the chapter over the past year.

Officers elected for the coming year were announced: President Walter K. Johnson of the Wisconsin Division of Planning; Vice-President William I. Goodman, professor, University of Illinois; Secretary-Treasurer Harvey Schwartz of the Community Conservation Board, Chicago.

Directors elected are James R. Pickford of the American Society of Planning Officials, Calvin Hamilton of the Indianapolis Metropolitan Planning Commission, and Robert C. Stuart of Tech-Search, Evanston.



# DEPARTMENT OF CITY PLANNING

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Commissioner of City Planning



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Clifford J. Campbell  
Deputy Commissioner of City Planning

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## PLAN COMMISSION REVIEWS CAPITAL IMPROVEMENTS PROGRAM

The 1961-1965 Capital Improvements Program underwent study at the May and June meetings of the Chicago Plan Commission.

At the May meeting John G. Duba, Mayor's Administrative Officer, reviewed the program. The program was approved in principle, with the understanding that members of the Capital Improvements Program Committee would appear before the commission to describe their individual programs in detail.

At the June meeting George L. DeMent, Commissioner of Public Works, discussed the city of Chicago's program for expressways, bridges and viaducts, O'Hare International Airport, the Central Filtration Plan and sewer construction.

Other members of the Capital Improvements Program Committee are scheduled to appear at subsequent meetings.

The commission heard a report at its May meeting from Virgil C. Martin, chairman of the Citizens Committee which reviewed Cook County's Aid to Dependent Children Program.

The commission also approved resolutions honoring Clair M. Roddewig and Miss Helen Whitehead.

Roddewig recently resigned as chairman of the Plan Commission when he was appointed to the Board of Education by Mayor Richard J. Daley.

Miss Whitehead recently retired after 40 years service with the Chicago Plan Commission and the Department of City Planning.

### CITY COUNCIL APPROVES U. OF I. SITE

The City Council approved five ordinances designating the Harrison-Halsted site for the new Chicago campus of the University of Illinois on May 10.

Three Chicago Land Clearance Commission projects are covered by the ordinances, Harrison-Halsted, Roosevelt-Blue Island and Congress-Racine. They cover 163.6 gross acres, of which 105.8 acres will be used for campus development. Most of the remaining area will be used for new housing.

The campus site is immediately southwest of the expressway interchange at Halsted Street. The proposed ordinances were previously approved by the Chicago Plan Commission on April 6.